

UNITED STATES BANKRUPTCY COURT
 DISTRICT OF NEW JERSEY

In Re:	Case No.: <u>19-17305</u>
Joseph R. Lazlo	Chapter: <u>13</u>
Donna C. Kelly-Lazlo,	Judge: <u>MBK</u>

NOTICE OF PROPOSED PRIVATE SALE

Joseph R. Lazlo, Donna C. Kelly-Lazlo, in this case proposes to sell property of the estate to the persons and on the terms described below. If you object to the sale, you must file a written objection with the Clerk of the United States Bankruptcy Court and serve it on the party listed below not later than 7 days before the hearing date.

Address of the Clerk: Clerk, Bankruptcy Court
 District of New Jersey
 402 East State Street
 Trenton, NJ 08608

If an objection is filed, a hearing will be held before the Honorable Michael B. Kaplan on June 8, 2022 at 9:00 a.m. at the United States Bankruptcy Court, courtroom no. 8, Trenton, New Jersey. (Hearing date must be at least 28 days from the date of this notice). If no objection to the sale is filed, the clerk will enter a Certification of No Objection and the sale will be held as proposed.

Description of property to be sold: 67 Mutineer Avenue
Barnegat, NJ 08005

Proposed Purchaser: Mark and Kristen Rotondo

Sale price: \$450,000.00

☒ Pursuant to D.N.J. LBR 6004-5, I request to pay the real estate broker and/or real estate attorney at closing on the terms set forth below.

Name of Professional: Pittenger Realty / Berkshire Hathaway Fox Roach / Oliver & Legg, LLC
 Amount to be paid: 2.5% of sale price / 2.5% of sale price / \$2,500.00
 Services rendered: Real Estate Broker / Real Estate Broker / Attorney for Seller

Higher and better offers will be received. They must be in writing and filed with the clerk not later than 7 days before the hearing date set forth above.

Objections must be served on, and requests for additional information directed to:

Name: William H. Oliver, Jr., Esq of OLIVER & LEGG, LLC

Address: 2240 Highway 33, Suite 112, Neptune, NJ 07753

Telephone No.: 732-988-1500

In re:
Joseph Robert Lazlo
Donna Charlotte Kelly-Lazlo
Debtors

Case No. 19-17305-MBK
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0312-3
Date Rcvd: May 16, 2022

User: admin
Form ID: pdf905

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Total Noticed: 86

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.
^	Addresses marked '^' were sent via mandatory electronic bankruptcy noticing pursuant to Fed. R. Bank. P. 9036.
##	Addresses marked '##' were identified by the USPS National Change of Address system as undeliverable. Notices will no longer be delivered by the USPS to these addresses; therefore, they have been bypassed. The debtor's attorney or pro se debtor was advised that the specified notice was undeliverable.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on May 18, 2022:

Recip ID	Recipient Name and Address
db/jdb	+ Joseph Robert Lazlo, Donna Charlotte Kelly-Lazlo, 67 Mutineer Ave, Barnegat, NJ 08005-1317
r	+ Pittenger Realty, 2260 State Highway 33, Suite 1, Neptune, NJ 07753-6113
518175093	+ Kimberly Van Arsdale, c/o Straffi & Straffi, 670 Commons Way, Toms River, NJ 08755-6431
518175096	+ RoundPoint Mortgage Servicing Corporatio, Attn: Bankruptcy, Po Box 19409, Charlotte, NC 28219-9409
518175097	+ RoundPoint Mortgage Servicing Corporatio, 5032 Parkway Plaza Blvd, Charlotte, NC 28217-1918
518309115	+ RoundPoint Mortgage Servicing Corporation, 5016 Parkway Plaza Blvd Buildings 6&8, Charlotte, NC 28217-1932
518175098	+ State of New Jersey, Division of Taxation, PO Box 245, Trenton, NJ 08602-0245
518175099	+ Straffi & Straffi, 670 Commons Way, Toms River, NJ 08755-6431
518278960	+ Straffi & Straffi, LLC, 670 Commons Way, Toms River, NJ 08755-6431, Attn: Daniel E. Straffi, Jr.
518175114	+ Wells Fargo Bank, Mac F823f-02f, Po Box 10438, Des Moines, IA 50306-0438
518175115	+ Wells Fargo Bank, Po Box 14517, Des Moines, IA 50306-3517
518290394	Wells Fargo Bank, N.A., PO Box 10438, MAC F8235-02F, Des Moines, IA 50306-0438
518287342	Wells Fargo Bank, N.A., Wells Fargo Card Services, PO Box 10438, MAC F8235-02F, Des Moines, IA 50306-0438
518175117	+ Wf/fmg, Po Box 14517, Des Moines, IA 50306-3517
518175116	+ Wf/fmg, Attn: Bankruptcy, Po Box 51193, Los Angeles, CA 90051-5493

TOTAL: 15

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
smg	Email/Text: usanj.njbankr@usdoj.gov	May 16 2022 20:39:00	U.S. Attorney, 970 Broad St., Room 502, Rodino Federal Bldg., Newark, NJ 07102-2534
smg	+ Email/Text: ustpreion03.ne.ecf@usdoj.gov	May 16 2022 20:39:00	United States Trustee, Office of the United States Trustee, 1085 Raymond Blvd., One Newark Center, Suite 2100, Newark, NJ 07102-5235
518268170	Email/PDF: bncnotices@becket-lee.com	May 16 2022 20:40:16	American Express National Bank, c/o Becket and Lee LLP, PO Box 3001, Malvern PA 19355-0701
518175048	+ Email/PDF: bncnotices@becket-lee.com	May 16 2022 20:40:35	Amex, Correspondence/Bankruptcy, Po Box 981540, El Paso, TX 79998-1540
518175049	+ Email/PDF: bncnotices@becket-lee.com	May 16 2022 20:40:50	Amex, P.o. Box 981537, El Paso, TX 79998-1537
518175050	+ Email/PDF: bncnotices@becket-lee.com	May 16 2022 20:40:19	Amex/Bankruptcy, Correspondence, Po Box 981540, El Paso, TX 79998-1540
518175051	+ Email/PDF: Citi.BNC.Correspondence@citi.com	May 16 2022 20:40:22	Amex/Bankruptcy, Po Box 8218, Mason, OH 45040-8218
518175053	+ Email/Text: creditcardbkcorrespondence@bofa.com	May 16 2022 20:38:00	Bank Of America, Po Box 982238, El Paso, TX 79998-2238
518175052	+ Email/Text: creditcardbkcorrespondence@bofa.com		

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		May 16 2022 20:38:00	Bank Of America, 4909 Savarese Circle, Fl1-908-01-50, Tampa, FL 33634-2413
518271171	+ Email/Text: mortgagebkcorrespondence@bofa.com	May 16 2022 20:38:00	Bank of America, N.A., P O Box 982284, El Paso, TX 79998-2284
518175054	+ Email/Text: BarclaysBankDelaware@tsico.com	May 16 2022 20:38:00	Barclays Bank Delaware, Attn: Correspondence, Po Box 8801, Wilmington, DE 19899-8801
518175055	+ Email/Text: BarclaysBankDelaware@tsico.com	May 16 2022 20:38:00	Barclays Bank Delaware, P.o. Box 8803, Wilmington, DE 19899-8803
518175056	Email/PDF: Citi.BNC.Correspondence@citi.com	May 16 2022 20:40:37	Best Buy Credit Services, PO Box 78009, Phoenix, AZ 85062-8009
518175057	+ Email/PDF: AIS.cocard.ebn@aisinfo.com	May 16 2022 20:40:47	Capital One, Attn: Bankruptcy, Po Box 30285, Salt Lake City, UT 84130-0285
518175058	+ Email/PDF: AIS.cocard.ebn@aisinfo.com	May 16 2022 20:40:33	Capital One, Po Box 30281, Salt Lake City, UT 84130-0281
518175064	+ Email/PDF: Citi.BNC.Correspondence@citi.com	May 16 2022 20:40:51	Citi/Sears, Po Box 6283, Sioux Falls, SD 57117-6283
518175063	+ Email/PDF: Citi.BNC.Correspondence@citi.com	May 16 2022 20:40:22	Citi/Sears, Citibank/Centralized Bankruptcy, Po Box 790034, St Louis, MO 63179-0034
518175066	+ Email/PDF: Citi.BNC.Correspondence@citi.com	May 16 2022 20:40:22	Citibank North America, Po Box 6497, Sioux Falls, SD 57117-6497
518175065	+ Email/PDF: Citi.BNC.Correspondence@citi.com	May 16 2022 20:40:22	Citibank North America, Citibank Corp/Centralized Bankruptcy, Po Box 790034, St Louis, MO 63179-0034
518308987	+ Email/PDF: Citi.BNC.Correspondence@citi.com	May 16 2022 20:40:22	Citibank, N.A., 701 East 60th Street North, Sioux Falls, SD 57104-0432
518175067	+ Email/PDF: Citi.BNC.Correspondence@citi.com	May 16 2022 20:40:51	Citibank/Best Buy, Attn: Bankruptcy, Po Box 790441, St. Louis, MO 63179-0441
518175068	+ Email/PDF: Citi.BNC.Correspondence@citi.com	May 16 2022 20:40:37	Citibank/Best Buy, Po Box 6497, Sioux Falls, SD 57117-6497
518175069	+ Email/PDF: Citi.BNC.Correspondence@citi.com	May 16 2022 20:40:22	Citibank/The Home Depot, Attn: Recovery/Centralized Bankruptcy, Po Box 790034, St Louis, MO 63179-0034
518175070	+ Email/PDF: Citi.BNC.Correspondence@citi.com	May 16 2022 20:40:22	Citibank/The Home Depot, Po Box 6497, Sioux Falls, SD 57117-6497
518175072	+ Email/PDF: Citi.BNC.Correspondence@citi.com	May 16 2022 20:40:22	Citicards Cbna, Po Box 6241, Sioux Falls, SD 57117-6241
518175071	+ Email/PDF: Citi.BNC.Correspondence@citi.com	May 16 2022 20:40:51	Citicards Cbna, Citi Bank, Po Box 6077, Sioux Falls, SD 57117-6077
518175073	+ Email/Text: BNC-ALLIANCE@QUANTUM3GROUP.COM	May 16 2022 20:38:00	Comenity Bank/Lane Bryant, Attn: Bankruptcy, Po Box 182125, Columbus, OH 43218-2125
518175074	+ Email/Text: BNC-ALLIANCE@QUANTUM3GROUP.COM	May 16 2022 20:38:00	Comenity Bank/Lane Bryant, Po Box 182789, Columbus, OH 43218-2789
518175076	+ Email/Text: BNC-ALLIANCE@QUANTUM3GROUP.COM	May 16 2022 20:38:00	Comenity Capital Bank/HSN, Po Box 182120, Columbus, OH 43218-2120
518175075	+ Email/Text: BNC-ALLIANCE@QUANTUM3GROUP.COM	May 16 2022 20:38:00	Comenity Capital Bank/HSN, Attn: Bankruptcy Dept, Po Box 182125, Columbus, OH 43218-2125
518175082	+ Email/Text: BNC-ALLIANCE@QUANTUM3GROUP.COM	May 16 2022 20:38:00	ComenityCapital/Boscov, Po Box 182120, Columbus, OH 43218-2120
518175081	+ Email/Text: BNC-ALLIANCE@QUANTUM3GROUP.COM	May 16 2022 20:38:00	ComenityCapital/Boscov, Attn: Bankruptcy Dept, Po Box 182125, Columbus, OH 43218-2125
518175078	+ Email/Text: BNC-ALLIANCE@QUANTUM3GROUP.COM	May 16 2022 20:38:00	Comenitybank/trwrdsrv, Po Box 182789,

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			Columbus, OH 43218-2789
518175077	+ Email/Text: BNC-ALLIANCE@QUANTUM3GROUP.COM	May 16 2022 20:38:00	Comenitybank/trwrdsrv, Attn: Bankruptcy Dept, Po Box 182125, Columbus, OH 43218-2125
518175080	+ Email/Text: BNC-ALLIANCE@QUANTUM3GROUP.COM	May 16 2022 20:38:00	Comenitycapital/bjsclb, Po Box 182120, Columbus, OH 43218-2120
518175079	+ Email/Text: BNC-ALLIANCE@QUANTUM3GROUP.COM	May 16 2022 20:38:00	Comenitycapital/bjsclb, Attn: Bankruptcy Dept, Po Box 182125, Columbus, OH 43218-2125
518175084	+ Email/Text: BNC-ALLIANCE@QUANTUM3GROUP.COM	May 16 2022 20:38:00	Comenitycapital/zlotlt, Po Box 182120, Columbus, OH 43218-2120
518175083	+ Email/Text: BNC-ALLIANCE@QUANTUM3GROUP.COM	May 16 2022 20:38:00	Comenitycapital/zlotlt, Attn: Bankruptcy Dept, Po Box 182125, Columbus, OH 43218-2125
518175085	+ Email/PDF: Citi.BNC.Correspondence@citi.com	May 16 2022 20:40:22	Costco Go Anywhere Citicard, Citicorp Credit Services/Centralized Ban, Po Box 790040, St. Louis, MO 63179-0040
518175086	+ Email/PDF: Citi.BNC.Correspondence@citi.com	May 16 2022 20:40:22	Costco Go Anywhere Citicard, Po Box 6190, Sioux Falls, SD 57117-6190
518175087	Email/Text: mrdiscen@discover.com	May 16 2022 20:38:00	Discover Financial, Attn: Bankruptcy Department, Po Box 15316, Wilmington, DE 19850
518175088	Email/Text: mrdiscen@discover.com	May 16 2022 20:38:00	Discover Financial, Pob 15316, Wilmington, DE 19850
518309996	Email/Text: bnc-quantum@quantum3group.com	May 16 2022 20:38:00	Department Stores National Bank, c/o Quantum3 Group LLC, PO Box 657, Kirkland, WA 98083-0657
518175090	+ Email/Text: BNCNOTICES@noexternalmail.hsbc.com	May 16 2022 20:38:00	HSBC Bank, Po Box 2013, Buffalo, NY 14240-2013
518175089	+ Email/Text: BNCNOTICES@noexternalmail.hsbc.com	May 16 2022 20:38:00	HSBC Bank, Attn: Bankruptcy, Po Box 2013, Buffalo, NY 14240-2013
518175091	Email/Text: sbse.cio.bnc.mail@irs.gov	May 16 2022 20:38:00	Internal Service Revenue, PO Box 7346, Philadelphia, PA 19101-7346
518175059	Email/PDF: ais.chase.ebn@aisinfo.com	May 16 2022 20:40:32	Chase Auto Finance, Attn: Bankruptcy, Po Box 901076, Fort Worth, TX 76101
518175060	Email/PDF: ais.chase.ebn@aisinfo.com	May 16 2022 20:40:32	Chase Auto Finance, Po Box 901003, Ft Worth, TX 76101
518175061	Email/PDF: ais.chase.ebn@aisinfo.com	May 16 2022 20:40:32	Chase Card Services, Attn: Bankruptcy, Po Box 15298, Wilmington, DE 19850
518175062	Email/PDF: ais.chase.ebn@aisinfo.com	May 16 2022 20:40:31	Chase Card Services, Po Box 15369, Wilmington, DE 19850
518237913	Email/PDF: ais.chase.ebn@aisinfo.com	May 16 2022 20:40:16	JPMorgan Chase Bank, N.A., PO Box 29505 AZ1-1191, Phoenix, AZ 85038
518175095	+ Email/Text: PBNCNotifications@peritussservices.com	May 16 2022 20:38:00	Kohls/Capital One, N56 W 17000 Ridgewood Dr, Menomonee Falls, WI 53051-5660
518175094	+ Email/Text: PBNCNotifications@peritussservices.com	May 16 2022 20:38:00	Kohls/Capital One, Kohls Credit, Po Box 3120, Milwaukee, WI 53201-3120
518308722	Email/PDF: PRA_BK2_CASE_UPDATE@portfoliorecovery.com	May 16 2022 20:40:20	Portfolio Recovery Associates, LLC, c/o Barclaycard, POB 41067, Norfolk VA 23541
518307494	Email/PDF: PRA_BK2_CASE_UPDATE@portfoliorecovery.com	May 16 2022 20:40:50	Portfolio Recovery Associates, LLC, c/o Paypal Smart Connect, POB 41067, Norfolk VA 23541
518296161	Email/Text: bnc-quantum@quantum3group.com	May 16 2022 20:38:00	Quantum3 Group LLC as agent for, Comenity Capital Bank, PO Box 788, Kirkland, WA 98083-0788
518175096	^ MEBN	May 16 2022 20:30:45	RoundPoint Mortgage Servicing Corporatio, Attn:

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			Bankruptcy, Po Box 19409, Charlotte, NC 28219-9409
518177607	+ Email/PDF: gecsed@recoverycorp.com	May 16 2022 20:40:34	Synchrony Bank, c/o of PRA Receivables Management, LLC, PO Box 41021, Norfolk, VA 23541-1021
518175100	+ Email/PDF: gecsed@recoverycorp.com	May 16 2022 20:40:36	Synchrony Bank/ JC Penneys, Attn: Bankruptcy, Po Box 956060, Orlando, FL 32896-0001
518175101	+ Email/PDF: gecsed@recoverycorp.com	May 16 2022 20:40:48	Synchrony Bank/ JC Penneys, Po Box 965007, Orlando, FL 32896-5007
518175102	+ Email/PDF: gecsed@recoverycorp.com	May 16 2022 20:40:47	Synchrony Bank/Lowes, Attn: Bankruptcy, Po Box 965060, Orlando, FL 32896-5060
518175103	+ Email/PDF: gecsed@recoverycorp.com	May 16 2022 20:40:32	Synchrony Bank/Lowes, Po Box 956005, Orlando, FL 32896-0001
518175105	+ Email/PDF: gecsed@recoverycorp.com	May 16 2022 20:40:47	Synchrony Bank/PayPal Cr, Po Box 965005, Orlando, FL 32896-5005
518175104	+ Email/PDF: gecsed@recoverycorp.com	May 16 2022 20:40:47	Synchrony Bank/PayPal Cr, Attn: Bankruptcy Dept, Po Box 965060, Orlando, FL 32896-5060
518175107	+ Email/PDF: gecsed@recoverycorp.com	May 16 2022 20:40:33	Synchrony Bank/QVC, Po Box 965005, Orlando, FL 32896-5005
518175106	+ Email/PDF: gecsed@recoverycorp.com	May 16 2022 20:40:47	Synchrony Bank/QVC, Attn: Bankruptcy Dept, Po Box 965060, Orlando, FL 32896-5060
518175109	+ Email/PDF: gecsed@recoverycorp.com	May 16 2022 20:40:32	Synchrony Bank/TJX, Po Box 965015, Orlando, FL 32896-5015
518175108	+ Email/PDF: gecsed@recoverycorp.com	May 16 2022 20:40:32	Synchrony Bank/TJX, Attn: Bankruptcy Dept, Po Box 965060, Orlando, FL 32896-5060
518175110	Email/Text: bankruptcy@td.com	May 16 2022 20:39:00	TD Bank, N.A., 32 Chestnut Street, Po Box 1377, Lewiston, ME 04243
518175111	Email/Text: bankruptcy@td.com	May 16 2022 20:39:00	TD Bank, N.A., 70 Gray Rd, Portland, ME 04105
518175113	+ Email/PDF: Citi.BNC.Correspondence@citi.com	May 16 2022 20:40:51	Trac/CBCD/Citicorp, Po Box 6497, Sioux Falls, SD 57117-6497
518175112	+ Email/PDF: Citi.BNC.Correspondence@citi.com	May 16 2022 20:40:37	Trac/CBCD/Citicorp, Citicorp Credit/Centralized Bankruptcy, Po Box 20507, Kansas City, MO 64195-0507

TOTAL: 72

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

Recip ID	Bypass Reason	Name and Address
cr	##+	Kimberly Van Arsdale, 1778 Ashwell Bridge Drive, Huttleston, VA 24104-3656
518175092	##+	Kimberly Van Arsdale, 1778 Ashwell Ridge, Huddleston, VA 24104-3656

TOTAL: 0 Undeliverable, 0 Duplicate, 2 Out of date forwarding address

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains

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the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: May 18, 2022

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on May 16, 2022 at the address(es) listed below:

Name	Email Address
Albert Russo	docs@russotrustee.com
Daniel E. Straffi	on behalf of Creditor Kimberly Van Arsdale bkclient@straffilaw.com G25938@notify.cincompass.com;bktrustee@straffilaw.com
Denise E. Carlon	on behalf of Creditor RoundPoint Mortgage Servicing Corporation dcarlon@kmlawgroup.com bkgroup@kmlawgroup.com
Rebecca Ann Solarz	on behalf of Creditor RoundPoint Mortgage Servicing Corporation rsolarz@kmlawgroup.com
U.S. Trustee	USTPRegion03.NE.ECF@usdoj.gov
William H. Oliver, Jr.	on behalf of Joint Debtor Donna Charlotte Kelly-Lazlo courtdocs@oliverandlegg.com R59915@notify.bestcase.com
William H. Oliver, Jr.	on behalf of Debtor Joseph Robert Lazlo courtdocs@oliverandlegg.com R59915@notify.bestcase.com

TOTAL: 7